

Mr Richard Hart
Team Leader (Development Management)
Planning and Regeneration Services
Gravesham Borough Council

20th February 2023

Dear Richard

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION TO VARY PLANNING PERMISSION REFERENCE 20191122
CLIFTON SLIPWAYS, WEST STREET, GRAVESEND**

In accordance with the Government's Planning Practice Guidance on flexible options for planning permissions (ID: 17a) A Non-Material Amendment, under s96a of the Town and Country Planning Act is sought to planning permission 20191122 – Land at Clifton Slipways to facilitate the delivery of the development.

This application seeks two changes to the approved permission under s96a:

1. Limited changes to the description of description and
2. changes to wording of condition 4 (Code of Construction Practice) to allow for phased approval and implementation of the COCP.

The revised description of development, is proposed as follows:

"The erection of two buildings to provide residential units (Use Class C3) with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide residential dwellings with B1a floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide residential dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of Business units (Class B1a) and a cafe (Class A1/A3)."

Change of condition 4 wording is proposed as follows:

4. Code of Construction Practice Strategy

For each phase or subphase of the development, a comprehensive Code of Construction Practice Strategy, covering the environmental impacts from the relevant clearance/construction phase of the development, shall be submitted to and

approved, in writing, by the Local Planning Authority prior to the commencement of the development of each phase or sub-phase. The development hereby permitted shall thereafter be carried out in accordance with the approved Code of Construction Practice Strategy for each relevant phase or subphase. For the avoidance of doubt Code of Construction Practice Strategy shall include the following (where relevant):

- a) Construction Logistics Plan (CLP);*
- b) Parking of vehicles of site personnel and visitors;*
- c) Storage of plant and materials;*
- d) Dust management controls;*
- e) Location and height of cranes and scaffolding;*
- f) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;*
- g) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;*
- h) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;*
- i) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;*
- j) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);*
- k) Hours of operation*
- l) Smoke management controls;*
- m) Odour controls;*
- n) Road cleaning and wheel washing facilities;*
- o) An aspiration to utilise the River Thames for the transport of construction and waste materials to and from the site; and*
- p) Any other matters relevant to this particular site.*

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

I trust that this letter provides sufficient information and I look forward to receiving confirmation that the application has been registered and validated. In the meantime, please contact me (07841333743/ben@quinn-estates.com) should you have any queries regarding this matter.

Yours Sincerely

Ben Geering MRTPI
Planning & Development Director, Quinn Estates